

BOARD OF APPEAL REFERRALS

November 3, 1983

1. Z-6483 Richard Herman
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2. Z-6506 Gary Stiller and Maurice Zylber
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5. Z-6517 Public Facilities Department, City of Boston
and Fields Corner Community Development Corporation
Z-6606 (prospective owner)
195 Adams Street and 29 Robinson Street, Dorchester
6. Z-6518 Bayside Associates
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7. Z-6519 Trustees of 36 Orkney Road Condominium Trust
36 Orkney Road, Brighton
8. Z-6531 Catalano Brothers, Inc.
333 Terminal Street, Charlestown
9. Z-6544 Elizabeth and Joseph Connolly
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10. Z-6547 Wigglesworth Industries
264-260 Border Street, East Boston
11. Z-6554 Francis N. LaPrise
14(r) Armandine Street, Dorchester
12. Z-6555 William M. Bulger
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13. Z-6559 Angelo P. Mastronillo
534 Commercial Street, Boston
14. 6560 Val-Wen Realty Trust
111 North Washington Street, Boston

MEMORANDUM

November 3, 1983

TO: BOSTON REDEVELOPMENT AUTHORITY
FROM: Robert J. Ryan, Director
SUBJECT: BOARD OF APPEAL REFERRALS

Hearing: 11/8/83

Z-6483
Richard Herman
9 Fairview Street, Roslindale
near South Street

2½-story structure

District(s):	apartment _____	general business _____	industrial _____
	residential R-.5 _____	local business _____	waterfront _____
	single family _____		manufacturing _____

Purpose: erect deck addition to two-family dwelling.

Violation(s):

Side yard is insufficient.

Addition would be constructed on roof of first-floor rear porch. Yard deficiency is existing. Abutters have no objection. Recommend approval.

VOTED: In reference to petition Z-6483, Richard Herman, 9 Fairview Street, Roslindale, for a variance to erect deck addition to two-family dwelling in a residential (R-.5) district, the Boston Redevelopment Authority recommends approval. Technical violation is existing.



9 FAIRVIEW ST
Z 6483

ROS

Board of Appeal Referrals 11/3/83

Hearing: 11/8/83

Z-6506
Gary Stiller and Maurice Zylber
95-99 Neponset Avenue, Dorchester
at Thelma Road

One-story structure

District(s): apartment _____ general business _____ industrial _____
residential R-.8 _____ local business _____ waterfront _____
single family _____ manufacturing _____

Purpose: change occupancy from store to dental offices.

Violation(s):

Change in nonconforming use.

Existing facility has provided dental services in conjunction with
Neponset Health Center for over ten years. No response from abutters.
Recommend approval with proviso.

VOTED: In reference to petition Z-6506, Gary Stiller and
Maurice Zylber, 95-99 Neponset Avenue, Dorchester,
for change in nonconforming use for change in
occupancy from store to dental offices in a resi-
dential (R-.8) district, the Boston Redevelopment
Authority recommends approval with proviso that
sign plans be submitted for design review. Facil-
ity, which exists, provides an essential community
service.



Z- 6506

95-99 NEPONSET AVE.

DOR.

Board of Appeal Referrals 11/3/83

Hearing: 11/8/83

Z-6511
William S. Yee
21 Undine Road, Brighton
near Lake Street

2½-story structure

District(s):	apartment_____	general business_____	industrial_____
	residential_____	local business_____	waterfront_____
	single family <u>S-.5</u>		manufacturing_____

Purpose: erect two-story addition to two-family dwelling.

Violation(s):

Extension of nonconforming use.

Side and rear yards are insufficient.

Abutters' concerns are proposed addition's infringement on driveway easement and parking. Recommend denial without prejudice.

VOTED: In reference to petition Z-6511, William S. Yee, 21 Undine Road, Brighton, for extension of non-conforming use and two variances to erect two-story addition to two-family dwelling in a single-family (S-.5) district, the Boston Redevelopment Authority recommends denial without prejudice. Abutters' concerns are infringement on driveway easement and parking. Petitioner should meet with abutters and resolve concerns.



LAKE SHORE

ROAD EXTENSION

LAKE SHORE

CITY OF BOSTON
CITY OF NEWTON

CALTHA ROAD

ROAD

KNOWLES ST

Z- 6511

UNDINE RD.

BRI.

BOSTON COLLEGE
LAW SCHOOL

ST. IGNATIUS
CHURCH

ST. THOMAS

Board of Appeal Referrals 11/3/83

Hearing: 11/8/83

Z-6514
Christopher Kokoras
1394-1398 Commonwealth Avenue, Brighton
at Allston Street

Five-story structure

District(s): apartment H-2 general business _____ industrial _____
residential _____ local business _____ waterfront _____
single family _____ manufacturing _____

Purpose: change occupancy from ten apartments and store to ten
apartments and office.

Violation(s):

Change in nonconforming use.

Existing insurance office is compatible with residential—local business
neighborhood. No response from abutters. Recommend approval.

VOTED: In reference to petition Z-6514, Christopher Kokoras,
1394-1398 Commonwealth Avenue, Brighton, for change
in nonconforming use for change of occupancy from
ten apartments and store to ten apartments and office
in an apartment (H-2) district, the Boston Redevelopment
Authority recommends approval. Existing insurance
office is compatible with residential—local business
neighborhood.



1394-1398

COMMONWEALTH AVE

BRI

2-0514

Board of Appeal Referrals 11/3/83

Hearing: 11/8/83

Z-6517 and Z-6606
Public Facilities Department, City of Boston
Fields Corner Community Development Corporation
(prospective owner)
195 Adams Street and 29 Robinson Street,
Dorchester

3-story structure; vacant land

District(s): apartment _____ general business _____ industrial _____
residential R-.8 _____ local business _____ waterfront _____
single family _____ manufacturing _____

Purpose: change occupancy from police station and library to eleven
apartments (artists' studios), restaurant, lounge, bakery, office;
ancillary parking for 60 vehicles.

Violation(s):

Bakery, restaurant-lounge, and professional offices are forbidden
uses.

Parking lot is forbidden use.

Lot area, open space, and off-street parking are insufficient.

Floor area ratio is excessive.

Rear yard is insufficient.

Former municipal structure, on the National Register of Historic Places, is
presently vacant and fire damaged. Off-street parking will be provided on
Robinson Street, former site of the City of Boston Cushing School. Community,
which has indicated general support, has expressed concern about restaurant-
lounge. Developer will address the issue at community meeting this date.
Recommend approval with proviso.

VOTED: In reference to petitions Z-6517 and Z-6606, Public
Facilities Department of City of Boston and Fields Corner
Community Development Corporation, 195 Adams Street and
29 Robinson Street, Dorchester, for three forbidden uses
and four variances for change of occupancy from police
station and library to eleven apartments, restaurant,
lounge, bakery, office, and ancillary parking for 60
vehicles in a residential (R-.8) district, the Boston
Redevelopment Authority recommends approval provided
that plans are submitted to the Authority for design
review approval.



Z-6606

Z-6517

195 ADAMS STREET and 29 ROBINSON STREET

DOR.

Board of Appeal Referrals 11/3/83

Hearing: 11/1/83

Z-6518
Bayside Associates
160-162 Mt. Vernon Street, Dorchester
at Columbia Circle

One-story structure

District(s): apartment _____ general business B-1 industrial _____
residential _____ local business _____ waterfront _____
single family _____ manufacturing _____

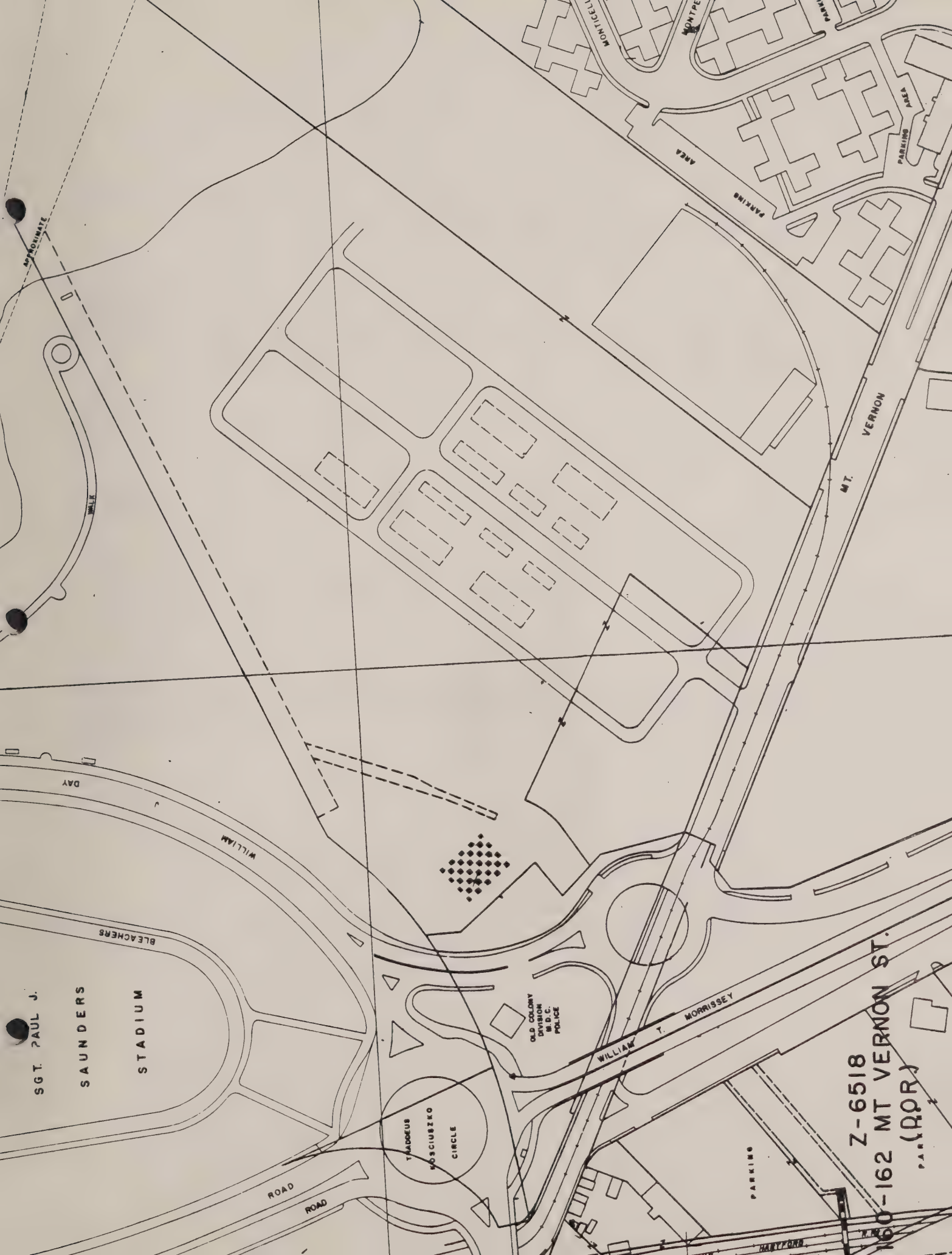
Purpose: erect five-story addition to Bayside Exposition Center.

Violation(s):

Height of building and number of stories are excessive.

Variance in height from 40 to 80 feet and number of stories from 3 to 5 for the proposed office building addition. Although the staff finds the height and massing of the building suitable, it opposes the proposed treatment of the four facades and is currently awaiting an acceptable revised design.
Recommend approval subject to continuing design review.

VOTED: In reference to petition Z-6518, Bayside Associates, 160-162 Mt. Vernon Street, Dorchester, for a variance to erect a five-story addition to exposition center in a general business (B-1) district, the Boston Redevelopment Authority recommends approval with proviso that plans be submitted to the Authority for continuing design review approval.



SGT. PAUL J.
SAUNDERS
STADIUM

TADDEUS
KOSCIUSZKO
CIRCLE

OLD COLONY
DIVISION
M.D.C.
POLICE

WILLIAM T. MORRISSEY

Z-6518
160-162 MT VERNON ST.
(RQR)

Board of Appeal Referrals 11/3/83

Hearing: 11/8/83

Z-6519

Trustees of 36 Orkney Road Condominium Trust
36 Orkney Road, Brighton
near Sutherland Road

Three-story structure

District(s):	apartment	H-1	general business	_____	industrial	_____
	residential	_____	local business	_____	waterfront	_____
	single family	_____			manufacturing	_____

Purpose: change occupancy from six to seven apartments.

Violation(s):

Dwelling converted for more families is forbidden use.

Lot area and open space are insufficient.

Basement apartment will be occupied by building superintendent. Proposal is compatible with residential neighborhood. No response from abutters.
Recommend approval.

VOTED: In reference to petition Z-6519, Trustees of 36 Orkney Road Condominium Trust, 36 Orkney Road, Brighton, for a forbidden use and two variances for change of occupancy from six to seven apartments in an apartment (H-1) district, the Boston Redevelopment Authority recommends approval. Basement apartment will be occupied by building superintendent. Proposal is compatible with residential neighborhood.



36 ORKNEY RD.
BRI
Z-6519

CHESTNUT HILL PARK

ROAD

MBTA RESERVOIR STATION

Board of Appeal Referrals 11/3/83

Hearing: 11/8/83

Z-6531
Catalano Brothers, Inc.
333 Terminal Street, Charlestown
near Medford Street

Vacant land

District(s): apartment _____ general business _____ industrial _____
residential _____ local business _____ waterfront W-2
single family _____ manufacturing _____

Purpose: erect one-story structure.

Violation(s):

Motor freight terminal is conditional use.

Appellant is presently located on Warren Street on a site to be developed for elderly housing and is being relocated to Terminal Street by the Authority. Proposed structure for storage of trucks is compatible with waterfront area. Recommend approval.

VOTED: In reference to petition Z-6531, Catalano Brothers, Inc., 333 Terminal Street, Charlestown, for a conditional use to erect a one-story motor freight terminal structure in a waterfront (W-2) district, the Boston Redevelopment Authority recommends approval. Appellant is presently located on Warren Street on a site to be developed for elderly housing and is being relocated to Terminal Street by the Authority. Proposed structure for storage of trucks is compatible with waterfront area.



Board of Appeal Referrals 11/3/83

Hearing: 11/8/83

Z-6544

Elizabeth and Joseph Connolly
286 K Street, South Boston
near East Fifth Street

Three-story structure

District(s):	apartment <u>H-1-50</u>	general business _____	industrial _____
	residential _____	local business _____	waterfront _____
	single family _____		manufacturing _____

Purpose: legalize occupancy - three-family dwelling.

Violation(s):

Dwelling converted for more families is forbidden use.

Lot area and open space are insufficient.

No record of legal occupancy. Proposal is compatible with residential neighborhood. No response from abutters. Recommend approval.

VOTED: In reference to petition Z-6544, Elizabeth and Joseph Connolly, 286 K Street, South Boston, for a forbidden use and two variances to legalize occupancy as three-family dwelling in an apartment (H-1-50) district, the Boston Redevelopment Authority recommends approval. No record of legal occupancy. Proposal is compatible with residential neighborhood.



STREET

EAST

THIRD

SOUTH BOSTON
BRANCH
BOSTON PUBLIC
LIBRARY

BROADWAY

STREET

EAST

EAST

STREET

EAST

JOSEPH TACKERMAN
SCHOOL

ST. PETER
SCHOOL
(EL)

BELLEVUE AVENUE

GASTON
SCHOOL
(EL)

STREET

EAST

286

STREET

EAST

8654
K ST

6544

STREET

EAST

YIKING ST

SUMMIT PK

FLINT

Board of Appeal Referrals 11/3/83

Hearing: 11/8/83

Z-6547

Wigglesworth Industries
246-260 Border Street, East Boston
near Lexington Street

Shipyard structures

District(s): apartment _____ general business _____ industrial _____
residential _____ local business _____ waterfront W-2
single family _____ manufacturing _____

Purpose: use premises for outdoor car rental agency.

Violation(s):

Rental agency for motor vehicles is conditional use.

Proposed waterfront use is inappropriate. Resident concerns are that adding more traffic to existing congestion would increase hazards for residents. East Boston Land Use Advisory Council is adamantly opposed.
Recommend denial.

VOTED: In reference to petition Z-6547, Wigglesworth Industries, 246-250 Border Street, East Boston, for a conditional use to use premises for outdoor car rental agency in a waterfront (W-2) district, the Boston Redevelopment Authority recommends denial. Proposed waterfront use is inappropriate Residents' concerns are that existing traffic congestion would be increase and would add to neighborhood hazards. East Boston Land Use Advisory Cojncil is adamantly opposed.



246-260 BORDER ST

E. B.

2-6547

Board of Appeal Referrals 11/3/83

Hearing: 11/8/83

Z-6554

Francis N. LaPrise

14(r) Armandine Street, Dorchester
near Washington Street

1½-story structure

District(s):	apartment_____	general business_____	industrial_____
	residential R-.8_____	local business_____	waterfront_____
	single family_____		manufacturing_____

Purpose: change occupancy from auto storage to one-family dwelling.

Violation(s):

Lot width, frontage, and side and rear yards are insufficient.

Former carriage house. Violations are existing. No response from abutters.
Recommend approval.

VOTED: In reference to petition Z-6554, Francis N. LaPrise, 14(r) Armandine Street, Dorchester, for four variances for change of occupancy from auto storage to one-family dwelling in a residential (R-.8) district, the Boston Redevelopment Authority recommends approval. Conversion of former carriage house. Violations are existing.



THOMAS J. ROBERTS
PLAYGROUND

FAMILY A FIELD
ST-SCHOOL

HENRY ADAMS HIGH

Z-6554
14 R. ARMANDINE ST.
DOR.

Board of Appeal Referrals 11/3/83

Hearing: 11/8/83

Z-6555
William M. Bulger
828 East Third Street, South Boston
near P Street

1½-story structure

District(s): apartment _____ general business _____ industrial _____
residential R-.8 local business _____ waterfront _____
single family _____ manufacturing _____

Purpose: erect two-story addition to one-family dwelling.

Violation(s):

Rear yard is insufficient.

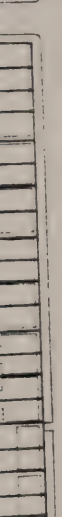
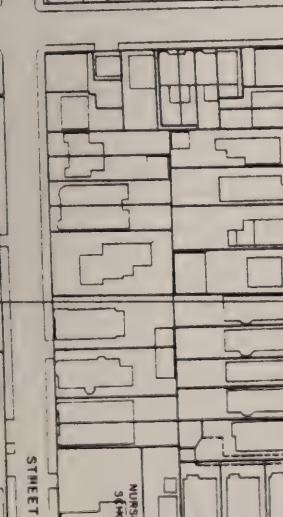
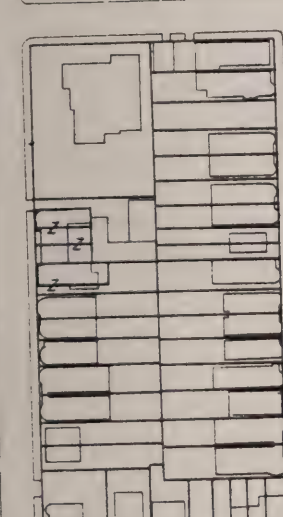
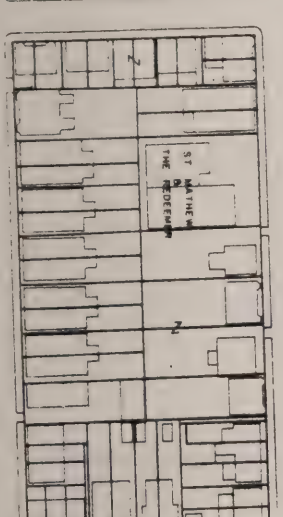
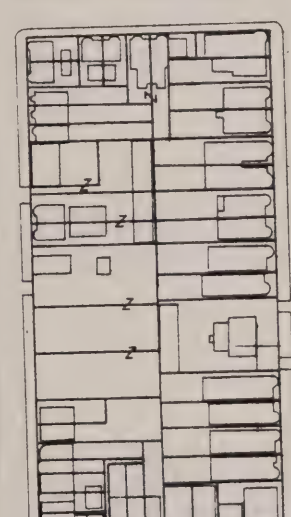
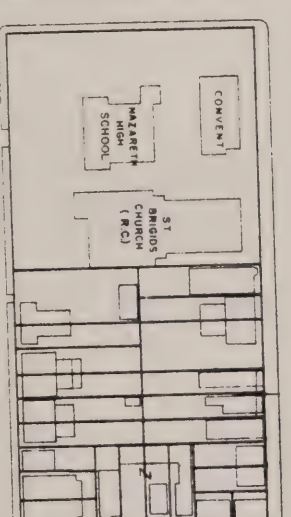
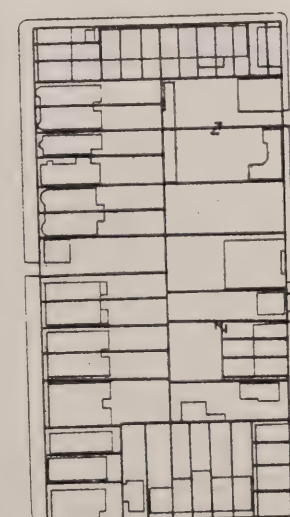
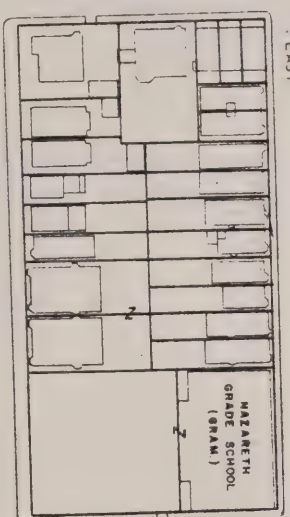
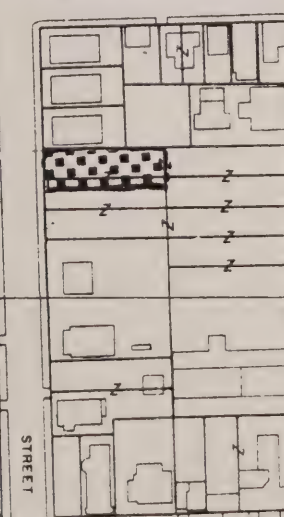
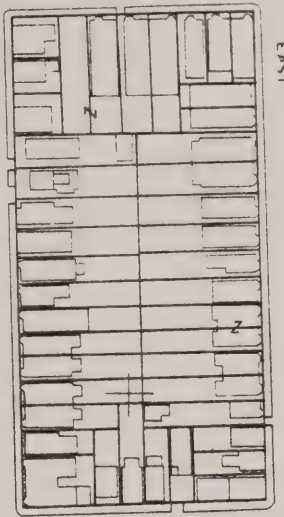
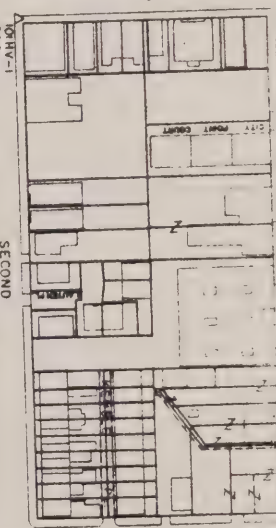
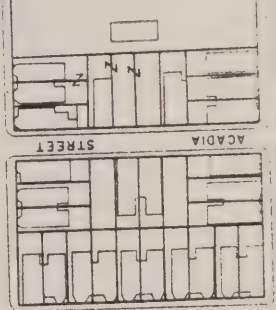
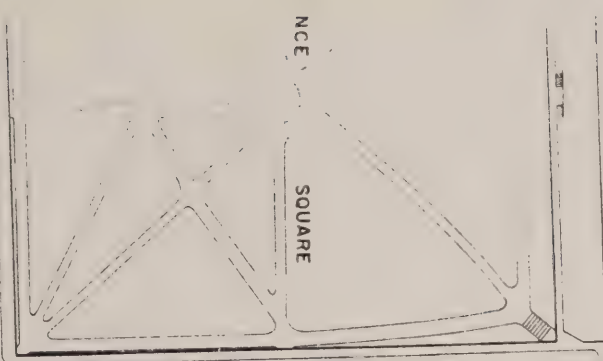
Proposal will create additional bedroom, bathroom, kitchen space. No response from abutters. Recommend approval.

VOTED: In reference to petition Z-6555, William M. Bulger, 828 East Third Street, South Boston, for a variance to erect a one-story addition to a one-family dwelling in a residential (R-.8) district, the Boston Redevelopment Authority recommends approval. Adequate rear yard will be provided.

Z-6555

828 EAST THIRD ST.
(S.B.)

OPHER J LEE PLAYGROUND



Board of Appeal Referrals 11/3/83

Hearing: 11/8/83

Z-6559
Angelo P. Mastronillo
534 Commercial Street, Boston
at Copps Hill Terrace

Vacant land

District(s): apartment H-3 general business _____ industrial _____
residential _____ local business _____ waterfront _____
single family _____ manufacturing _____

Purpose: erect three-family dwelling.

Violation(s):

Floor area is excessive.

Open space, front and rear yards, and setback of parapet are insufficient.

Proposal is consistent with residential character of neighborhood.
Recommend approval with proviso.

VOTED: In reference to petition Z-6559, Angelo P. Mastronillo, 534 Commercial Street, Boston, for five variances to erect a three-family dwelling in an apartment (H-3) district, the Boston Redevelopment Authority recommends approval provided plans are submitted to the Authority for design review approval.

Z-6559

534 COMMERCIAL ST.
(B.P.)



Board of Appeal Referrals 11/3/83

Hearing: 11/8/83

Z-6560
Val-Wen Realty Trust
111 North Washington Street, Boston
near Thacher Street

3½-story structure

District(s): apartment_____ general business_____ industrial_____
residential_____ local business_____ waterfront_____
single family_____ manufacturing_____ M-2

Purpose: erect one-story addition to commercial structure (restaurant, office, retail and wholesale).

Violation(s):

Rear yard is insufficient.

Proposed addition could impair light and air to adjacent residential unit. Recommend denial.

VOTED: In reference to petition Z-6560, Val-Wen Realty Trust, 111 North Washington Street, Boston, for a variance to erect a one-story addition to a commercial structure in a manufacturing (M-2) district, the Boston Redevelopment Authority recommends denial. Proposed addition could impair light and air to adjacent residential unit.



B.P.

NO WASHINGTON ST.

Z-65660

